

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Annie Feng, Planner II

SUBJECT: Site Plan SP 10-1-02 Rancho Alegre (Sharon Gardens), 2801 SW 148 Avenue/Generally located on the west side of SW 148 Avenue and approximately 825 feet south of SW 26 Street.

AFFECTED DISTRICT: District 4

TITLE OF AGENDA ITEM: Site Plan SP 10-1-02 Rancho Alegre (Sharon Gardens), Chichester Realty, Inc. /Pillar Consultants, Inc. 2801 SW 148 Avenue (A-1, Agricultural District)

REPORT IN BRIEF: The applicant proposes the construction of 15 single-family homes on 15.04 acres. The development is known as Rancho Alegre (Sharon Gardens), located on the west side of SW 148 Avenue and north of the proposed single-family development known as Millcreek Ranches. The proposed 15 single-family homes have the minimum lot size of 35,000 square feet. This application item was submitted prior to the adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, and was exempt from the zoning in progress and subsequent changes to the Town of Davie Land Development Code.

The proposed single-family residences are custom homes. The applicant will be required to submit floor plans, elevation plans and landscape plans for Site Plan Committee approval prior to the issuance of each building permit.

The site plan indicates that a ten-foot recreation trail proposed along the east property line adjacent to SW 148 Avenue, connecting to the proposed ten-foot equestrian trail along Millcreek Ranches to the south and to the proposed equestrian trail across SW 148 Avenue along Charleston Oaks. This ten-foot trail will be provided inside of the 20-foot landscape buffer along the east property line adjacent to SW 148 Avenue. The landscape plan indicates 11 Live Oaks within this landscape buffer. To achieve the continuous streetscape along SW 148 Street, staff recommends that flower and specimen trees, and continuous hedges consistent with Millcreek Ranches be added in the landscape buffer.

The applicant will dedicate an additional 25 feet along the west property line for the future right-of-way. A ten-foot landscape buffer including Mahogany trees and Red-tip Cocoplum is provided along the west property line to buffer the future right-of-way.

PREVIOUS ACTIONS: None

CONCURRENCES: At the November 25, 2003 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Mr. Breslau, to approve based on the planning report and

that 1) Homeowners Association documents be provided to staff prior to the Town Council; 2) show the house and the drive on Lot 4 if the house is to remain, if it is to be demolished, then indicate it as such; 3) that the developer will put in the drive coming off SW 148 Avenue which will be shared by Lot 1 and 2; 4) that on Lot 3, the driveway will be held back a minimum of 150 feet from the property line at SW 148 Avenue; 5) that irrigation will be provided at the main entrance; 6) that at the dead end hammerhead, each 12-foot wide drive will extend 75 feet from the center line of road going north and south, making it a 150 foot long turn around; and 7) if the water and sewer becomes available within one year of the Town Council's approval, and it is within one-quarter of a mile of this property, the developer will provide it to each site. (Motion carried 4-0 with Ms. Julie Aitken absent).

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

1. A vacation approval for the 60-foot canal reservation by Central Broward Water Control District is required prior to the final site plan approval.
2. Floor plans, elevation plans, and landscape plans for each individual home shall be submitted for Site Plan Committee approval prior to the issuance of each building permit.
3. The ten-foot "recreational trail" within the landscape buffer along the east property line adjacent to SW 148 Avenue shall also be labeled as an equestrian trail.
4. The landscaping materials and design within the 20-foot landscape buffer along the east property line adjacent to SW 148 Avenue shall be consistent with the design of Millcreek Ranches to the south.
5. Provide a fire hydrate every 500 feet.
6. Homeowner Association (HOA) documents shall be recorded prior to the issuance of the first C.O. for the single-family homes.

Attachment(s): Planning Report, Land Use Map, Zoning and Aerial Map, Site Plan

Application: SP 10-1-02 Rancho Alegre
Exhibit "A"

Revisions: 12/1/03
Original Report Date: 11/14/03

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

Owner:

Name: Chichester Realty, Inc.
Address: 99 Mt. Sinai Avenue
City: Mt. Sinai, New York 11766
Phone:

Petitioner:

Pillar Consultants, Inc.
5400 S University Dr. #101
Davie, FL 33328
(954) 680-6533

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendations: At the November 25, 2003 Site Plan Committee meeting, the committee made a motion to approve the site plan application with conditions.

Application Request: Site plan approval for the construction of 15 custom single-family homes on 15.04 acres. The development is known as Rancho Alegre (Sharon Gardens).

Address/Location: 2801 SW 148 Avenue/Generally located on the west side of SW 148 Avenue and approximately 825 feet south of SW 26 Street.

Future Land Use Plan Designation: Residential (1 DU/AC)

Zoning: A-1 (Agricultural District)

Existing Use: Vacant

Proposed Use: Single family homes

Parcel Size: 15.04 acres

Surrounding Uses:
North: Single Family Homes
South: Vacant (Millcreek Ranches)
East: Vacant (Charleston Oaks)
West: Vacant and Single Family Homes

Surrounding Land
Use Plan Designation:
Residential 1 DU/AC
Residential 1 DU/AC
Residential 1 DU/AC
Residential 1 DU/AC

Surrounding Zoning:

North: A-1 (Agricultural District)
South: A-1 (Agricultural District)
East: A-1 (Agricultural District)
West: A-1 (Agricultural District)

Zoning History

Related Zoning History:

This application item was submitted prior to the adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, and was exempt from the zoning in progress and subsequent changes to the Town of Davie Land Development Code.

This property was formerly recorded as “Florida Fruit Lands Company Subdivision 1” in Plat Book 2, Page 17 of the public records of Broward County. Based on the age of the original Plat, the land must be replatted in order for development to occur.

Previous Request on same property:

The Town Council approved the subdivision plat, Rancho Alegre, for 15 detached single-family homes on October 15, 2003.

Applicable Codes and Ordinances

Section 12-81A of the Land Development Code requires minimum lot size of 35,000 square feet and minimum lot frontage of 125 feet for the A-1 zoning district, prior to the adoption of the Rural Lifestyle Regulations.

The required minimum setbacks are: front 35', side 25', and rear 40'. The Maximum building coverage is 30 percent.

Section 12-208 (A)(7) of the Land Development Code requires two (2) spaces for each single-family dwelling unit.

Comprehensive Plan Considerations

Planning Area: The subject site is located in Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 11-2: The location and designation of lands for Recreation and Open Space use shall recognize the need for active and passive recreational facilities while preserving open spaces for aesthetic and environmental purpose.

Significant Development Review Agency Comments

Planning and Zoning:

1. A vacation approval for the 60-foot canal reservation by Central Broward Water Control District is required prior to the final site plan approval.
2. Floor plans, elevation plans, and landscape plans for each individual home shall be submitted for Site Plan Committee approval prior to the issuance of each building permit.
3. The ten-foot “recreational trail” within the landscaping buffer along the east property line adjacent to SW 148 Avenue shall also be labeled as an equestrian trail.
4. The landscaping materials and design within the 20-foot landscape buffer along the east property line adjacent to SW 148 Avenue shall be consistent with the design of Millcreek Ranches to the south.

Engineering:

1. Improvements to SW 148 Ave shall be consistent with the proposed improvements to along Millcreek Ranches to the south.

Fire Prevention Bureau:

1. Provide a fire hydrant every 500 feet.

Application Details and Staff Analysis

The applicant’s SUBMISSION indicates the following:

1. *Site:* The subject site is 15.04 acres in area located on the west side of SW 148 Avenue and approximately 825 feet south of SW 26 Street. It is adjacent to the proposed development of 18 single-family homes known as Millcreek Ranches to the south and the proposed development of 70 single-family homes known as Charleston Oaks to the east across SW 148 Avenue. The applicant is proposing 15 single-family homes with the minimum lot size of 35,000 square feet. There is an existing single-family home on Lot

4. In order to preserve this home, three lots (Lot 1, 2 and 3) will front on SW 148 Avenue while Lot 4 through Lot 15 will front on the proposed 50-foot right-of-way going through the development. The applicant will dedicate an additional 25 feet along the west property line for future road right-of-way.
2. *Trails:* The site plan indicates that a ten-foot recreation trail proposed along the west side of SW 148 Avenue, connecting to the proposed ten-foot equestrian trail along Millcreek Ranches to the south and to the proposed equestrian trail across SW 148 Avenue along Charleston Oaks. This ten-foot trail will be provided inside of the 20-foot landscape buffer along SW 148 Avenue.
3. *Architecture:* The proposed single-family residences are custom homes. No floor plans and elevation plans are provided. The applicant will be required to submit floor plans elevation plans, and landscape plans for Site Plan Committee approval prior to the issuance of each building permit.
4. *Access and Parking:* The access to the site is through SW 148 Avenue via a 50-foot dedicated road right-of-way. Each single family home will have a minimum two-car garage and driveway to accommodate parking requirements.
5. *Lighting:* The proposed photometric lighting plan meets the code requirements. The 15-foot decorative streetlights with large canopy street trees will provide a pedestrian friendly environment within the community. The proposed lighting fixtures meet the approved style for the Rural Lifestyle Regulations.
6. *Landscaping:* A 20-foot landscape buffer including a ten-foot trial is proposed along the east property line adjacent to SW 148 Avenue. A ten-foot landscape buffer will be provided along the west property line to buffer the development from the future right-of-way.

The landscape plan indicates 11 Live Oaks within the landscape buffer along the east property line adjacent to SW 148 Avenue. To achieve the continuous streetscape along SW 148 Street, staff recommends that flower and specimen trees, and continuous hedges consistent with Millcreek Ranches be added in the landscape buffer. Mahogany trees and Red-tip Cocoplum are provided within the 10-foot landscape easement along the west property line.

The typical landscape plan for each home will be submitted with individual floor and elevation plans.

- a. *Drainage:* This project is located within the Central Broward County Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit. The plan shows a 15-foot drainage easement along its north, south, and west property lines. Each lot also shares half of a 15-foot drainage easement with its neighboring lots. In addition, the plat indicates a 60-foot canal reservation along the east property line. A vacation approval by Central Broward Water Control District is required prior to the final site plan approval.

8. *School System:* Country Isles Elementary, Indian Ridge Middle, and Western High are the Broward County public schools that serve this development.
9. *Open Space and Recreation:* The Vista View Park on the east side of SW 148 Avenue is approximately a half-mile south of the development. The Oak Hill Park Trail and Robin-Vista View Park Trail will provide connections between the development and the Vista View Park.
10. *Compatibility:* The majority of the surrounding sites are planned for future single-family residential development. The proposed project is compatible with the proposed single-family developments to the west and south known as Charleston Oaks and Millcreek Ranches with respect to lot size, trails, and landscaping along SW 148 Avenue. In addition, each individual model plan will be submitted to Site Plan Committee for approval for design and compatibility in the future.

Findings of Fact

This application item was submitted prior to the adoption of the Rural Lifestyle Initiative, Ordinance 2002-35, and was exempt from the zoning in progress and subsequent changes to the Town of Davie Land Development Code.

The proposed site plan meets the intent of A-1 zoning district and is in conformance with all applicable Codes and Ordinances with respect to site design, circulation, setbacks and buffering, and parking requirements. The majority of the surrounding sites are planned for future residential development. The proposed project is compatible with the existing single-family homes and the proposed developments known as Charleston Oaks and Millcreek Ranches.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be addressed prior to final site plan approval:

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Site Plan Committee Recommendation

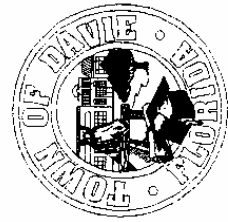
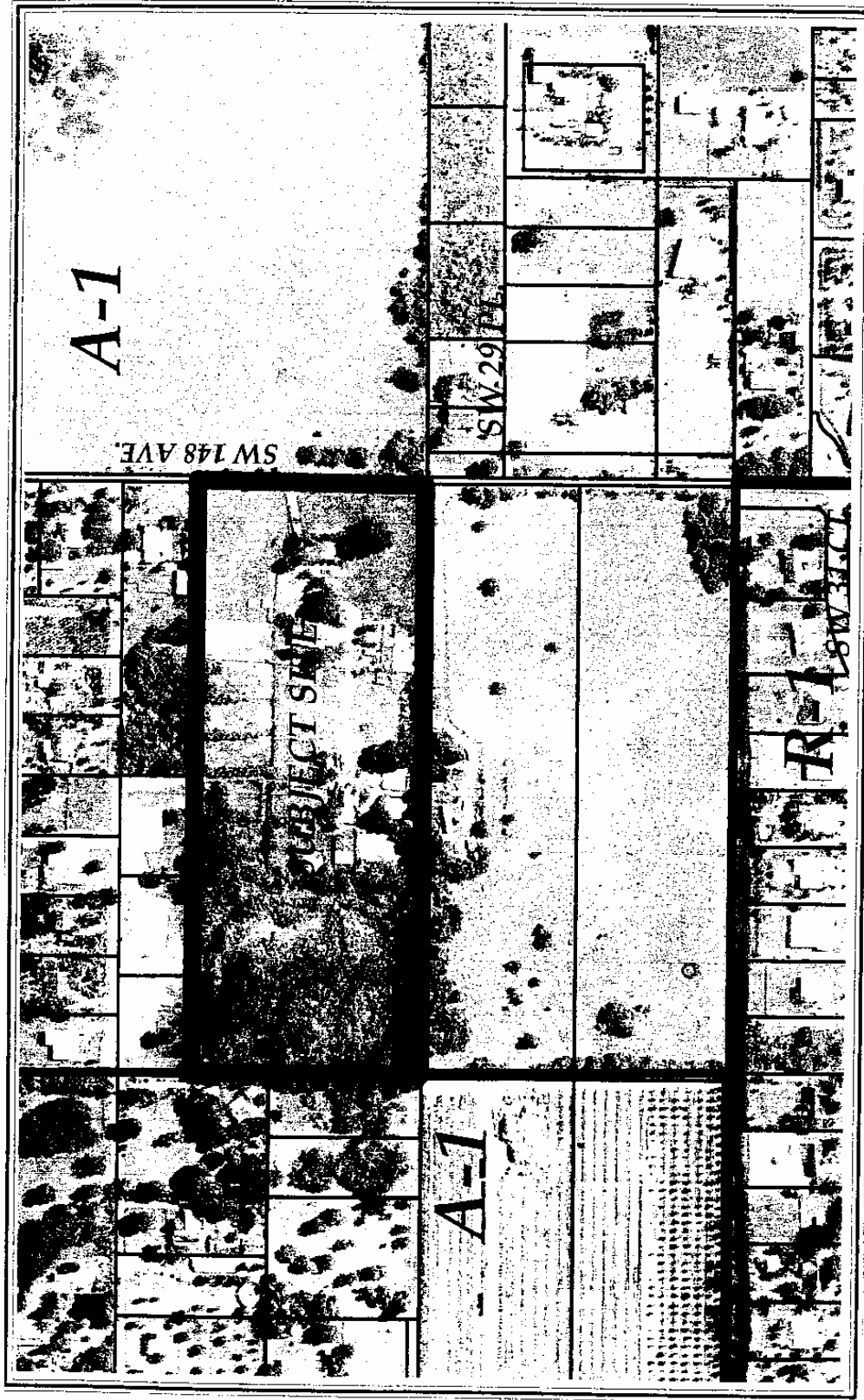
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Town Council Action

Exhibits: Site Plan, Future Land Use Map, Zoning and Aerial Map.

Prepared by: _____

Reviewed by: _____

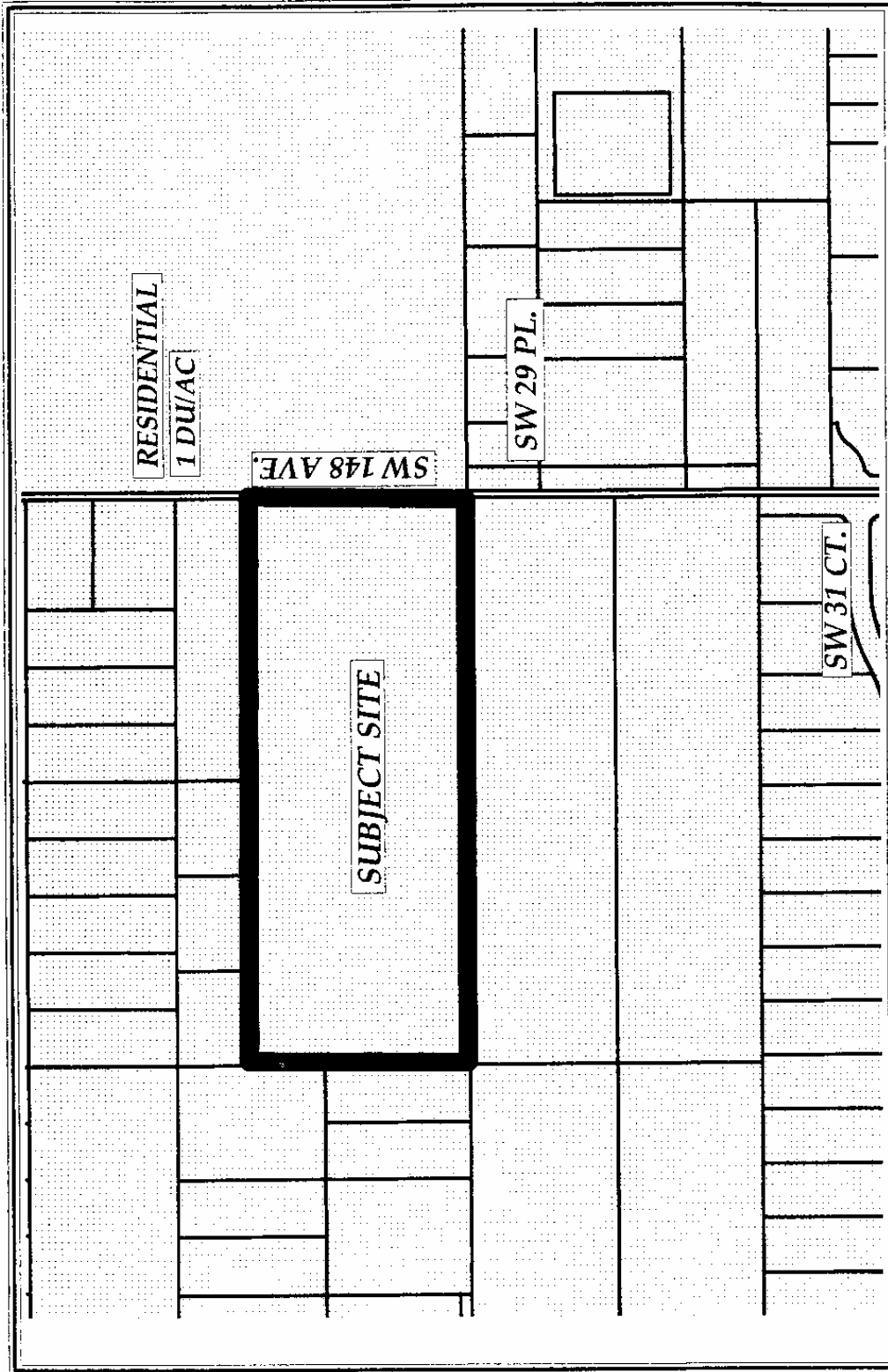


Planning & Zoning Division - GIS

Site Plan
SP 10-1-02

Subject Site and Aerial Map

Date Flown: 12/31/01



Planning & Zoning Division - GIS